



STATE OF CONNECTICUT • COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

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## ECONOMIC DEVELOPMENT COMMISSION MEETING MINUTES SPECIAL MEETING MARCH 5, 2014

**PRESENT:** Chairman Sean Kelly, Vice Chairman Chris Todd (arrived 7:17pm), Stefanie Cunningham, Stanislav Moline (arrived at 7:20pm), and Alternate Donna Resutek

**ABSENT:** Gilbert Gamboa, David Hurley

### STAFF

**PRESENT:** Lisa Houlihan, Town Planner and Kristin Michaud, Recording Secretary

### I. CALL TO ORDER:

Chairman Kelly called the EDC meeting to order at 7:10 p.m.

### II. PUBLIC COMMENTS: NONE

### III. NEW BUSINESS:

#### 1. Report: Tax Abatement Programs

Request for Tax Abatement from Desco Professional Builders, Inc. and Ellington Property Management, LLC, associated with the construction of a new 16,000 square foot building and the addition of machinery, vehicles and employees at 290 Somers Road.

Chairman Kelly reviewed a memo received tonight from Lisa Houlihan, Town Planner regarding the Tax Abatement.

Ms. Houlihan stated the assessment information was not available in writing but did have a chance to speak with the Assessor. The Assessor then explained the process she would go through to calculate what the assessment would be. Ms. Houlihan noted that the formula for an abatement was the assessment times the mill rate equals the tax dollars that would be the gain in taxes noting that they can never recapture the loss of the abatement. In looking at the policy she stated it only last 10 years and given the assessment they meet through the assessment up to 7 years. She explained the applicant had removed 3D Solutions from the abatement and they cannot be part of the program any longer. The commission can do 100% of assessment and suggested granting 5 year abatement.

Chairman Kelly stated although the commission had not received anything from the Assessor he asked what the estimate would be today? Ms. Houlihan stated that the current assessed value for 2012 including buildings, extra building features, land and out buildings is \$697,350. The assessed value is 70% of the market value is around \$61,250. for 1 year and over 5 years it is over 3 million dollars.

John Ritzon, Desco Professional Builders, Inc., has no issue's with the abatement.

Ms. Houlihan stated that the town attorney will draft an agreement and it will state the hiring of 2 new employees within 3 years of the abatement and remain solvent for 10 years.

Chairman Kelly stated he thought the commission had enough information tonight to proceed with a recommendation to the Board of Selectman.

Mr. Ritzon has no issue's meeting the requirements.

**MOVED (RESUTEK), SECONDED (TODD) AND PASSED UNANIMOUSLY TO APPROVE A FIVE-YEAR TAX ABATEMENT AT 100% FOR DESCO PROFESSIONAL BUILDERS, INC. AND ELLINGTON PROPERTY MANAGEMENT, LLC BASED ON THE INFORMATION PROVIDED AND MAKE A RECOMMENDATION TO THE BOARD OF SELECTMEN FOR ACTION.**

**THE COMMISSION FINDS THAT THE ABATEMENT MEETS THE PURPOSE AND THE OUTCOME OF THE PROGRAM BY ENCOURAGING GROWTH AND INVESTMENT IN EXISTING BUSINESS THAT WILL INCREASE LONG-TERM TAX REVENUE AND RETENTION OF INDUSTRY IN TOWN.**

#### **IV. ACTIVE BUSINESS:**

1. Discussion regarding April business event.

The commission discussed getting in touch with Daily Fresh Market to cater the event and Ms. Houlihan stated that if that fell through she could possibly contact Big Y and see what they have to offer noting there is money within the planning department budget for this.

Commissioner Todd asked if the Ellington High School had a culinary program and thought we could look into that. Ms. Houlihan said she would follow up.

The commission discussed the April 9<sup>th</sup> business event at the Senior Center from 6:30 to 8:30. It was asked if GoLocal would attend to give a presentation and Ms. Houlihan stated she was in contact with them and for them to come out it would cost an additional \$495. Chairman Kelly stated that he could give a brief 5 minute overview, its capabilities, what it brings to the market, have GoLocal tutorials through wifi connection projected on a screen and hand out our GoLocal information to those who attend. Ms. Houlihan did explain that with our GoLocal membership they have Tuesday and Thursday training online though a webinar for the businesses signing up.

Ms. Houlihan stated there will be a mailing to those businesses on the list and a press release will go out prior to the event.

The Commission will ask the EDC of the Tolland County Chamber of Commerce, Mr. Gregory Lewis from Connecticut Small Business Development Center, the First Selectman and Representative Christopher Davis. It was suggested that maybe each of them could speak for a brief time.

Chairman Kelly asked that all commission members attend this event.

**NO MOTIONS OR DECISIONS**

2. Tolland County Chamber of Commerce Report.

Nothing to report.

**NO MOTIONS OR DECISIONS**

3. Report: Agricultural Initiatives

Nothing to report.

**NO MOTIONS OR DECISIONS**

4. Report: Business Directory

Commissioner Todd suggested having a sticker for vehicles to promote our GoLocal and a possible QR code for scanning.

Ms. Houlihan will look into this.

**NO MOTIONS OR DECISIONS**

5. Report: Business Surveys and Site Visits

Ms. Houlihan stated she will be working on going door to door to get some face time with each business promoting GoLocal nothing as formal as past visits.

**NO MOTIONS OR DECISIONS**

6. Report: Current Economic Activity

Nothing to report.

**NO MOTIONS OR DECISIONS**

**V. ADMINISTRATIVE BUSINESS:**

1. Approval of the February 12, 2014, regular meeting minutes.

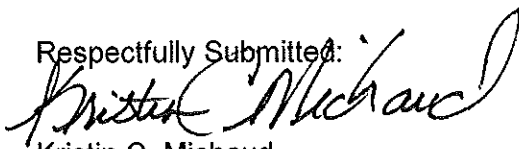
**MOVED (TODD), SECONDED (CUNNINGHAM) AND PASSED UNANIMOUSLY TO APPROVE THE FEBRUARY 12, 2014 MEETING MINUTES AS WRITTEN.**

2. Correspondence: NONE

**IV. ADJOURNMENT:**

**MOVED (RESUTEK), SECONDED (TODD) AND PASSED UNANIMOUSLY TO ADJORN THE MEETING AT 7:45 P.M.**

Respectfully Submitted:

  
Kristin C. Michaud  
Recording Secretary